

Geoff Morrison Way

Uttoxeter, Staffs, ST14 7SR

John German





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£650,000

Stunning former show home providing well-proportioned and balanced family sized accommodation which is beautifully presented and maintained, occupying a delightful landscaped plot with a southerly facing rear garden situated on the edge of the highly sought-after development.

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Appointed to the highest specification with 'all the added extras' and further enhanced by the current owners, including a fabulous refitted dining kitchen, a visit to this magnificent family sized home is absolutely essential to appreciate its true turnkey condition and well-planned accommodation. Built by Lioncourt Homes to an excellent standard and occupying a prime position on the edge of the development at the end of a private drive providing parking for multiple vehicles, with landscaped gardens offering ample outside entertaining space and a southerly facing rear garden.

Situated adjacent to Bramshall Road Park and within walking distance to the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well-regarded three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation

A tiled canopy porch with a composite and part obscure double-glazed door opens to the welcoming reception hall, which provides an immediate impression of the standard of the whole home and its immaculate condition. Stairs rise to the first floor with a useful cupboard beneath, and light oak doors lead to the spacious ground floor accommodation and the fitted guest WC/cloak room.

To the front, there is the generously sized lounge which has a wide walk-in bay window and ample natural light, with the focal point being the living flame effect fire and feature surround.

The real hub of this family home is the hugely impressive refitted living kitchen, immersed in natural light and having the same feature herringbone flooring as the hallway, and wide uPVC double glazed French doors providing direct access to the patio and garden. There is an extensive range of high quality units including glass fronted display cabinets with light granite worksurfaces and an inset sink unit set below the window overlooking the garden, a fitted induction hob with an extractor and bespoke glazed splashback over, two built-in Neff electric ovens and integrated appliances including a dishwasher, wine fridge and fridge/freezer. Light oak and glazed folding doors open to the separate sitting room, making an ideal playroom or family area depending on your household's needs, having wide uPVC double glazed French doors and side lights to the patio and garden.

Completing the ground floor space is the fitted utility room, having the matching refitted units to the kitchen with a granite worktop and an inset sink unit, an integrated microwave and space for white goods, plus a part double glazed door opening to the side patio and entertaining space.

The pleasant first floor landing has a front facing window and light oak doors leading to the five good sized bedrooms, four of which can easily accommodate a double bed. The spacious master bedroom has two front facing windows and the benefit of a separate dressing room which has fitted hanging rails and shelving, and a luxury ensuite bathroom having a white suite with complementary tiling incorporating his and hers wash hand basins, a freestanding bath and a separate double shower cubicle. Bedroom two also has the advantage of built-in wardrobes with mirrored sliding doors and a superior ensuite shower room having a white suite incorporating a double cubicle.

Finally, there is the luxury family bathroom which also has a white four-piece suite with complementary tiling incorporating a panelled bath and a separate shower cubicle.

Outside

To the rear, the enclosed southerly facing garden has a spacious paved patio providing a lovely seating and relaxing area leading to lawn which has well stocked borders containing a large variety of shrubs and plants. The garden wraps around to the side of the home, where there is a feature hard landscaped area also enjoying privacy, ideal for al fresco dining or other outdoor activities, with space for a shed and gated access to the front.

To the front there is a garden laid to lawn with borders containing a variety of shrubs. A right of access leads to the private block paved driveway and turning point providing off road parking for multiple vehicles, with an EV charging point and access to the double garage, which has a personnel door to the side, power, light and an up and over door.

What3words: ///vocab.radiating.tuck

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: There is a small annual charge of approx. £180 for the maintenance of the communal areas on the development.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18062026

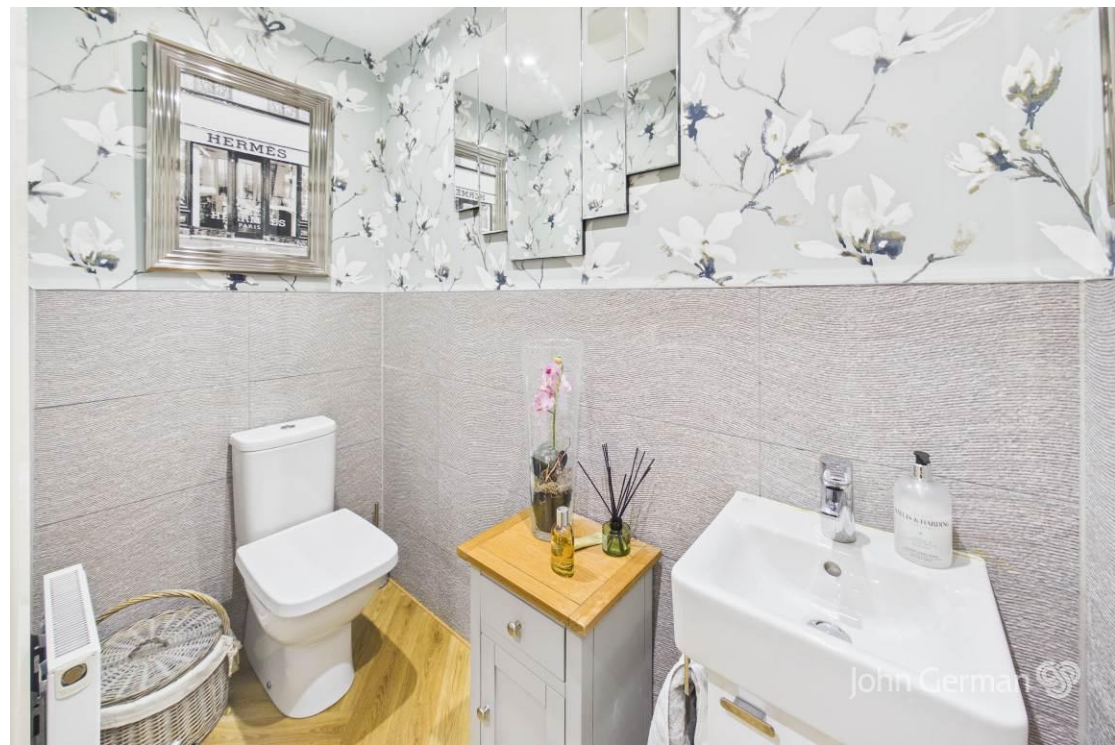
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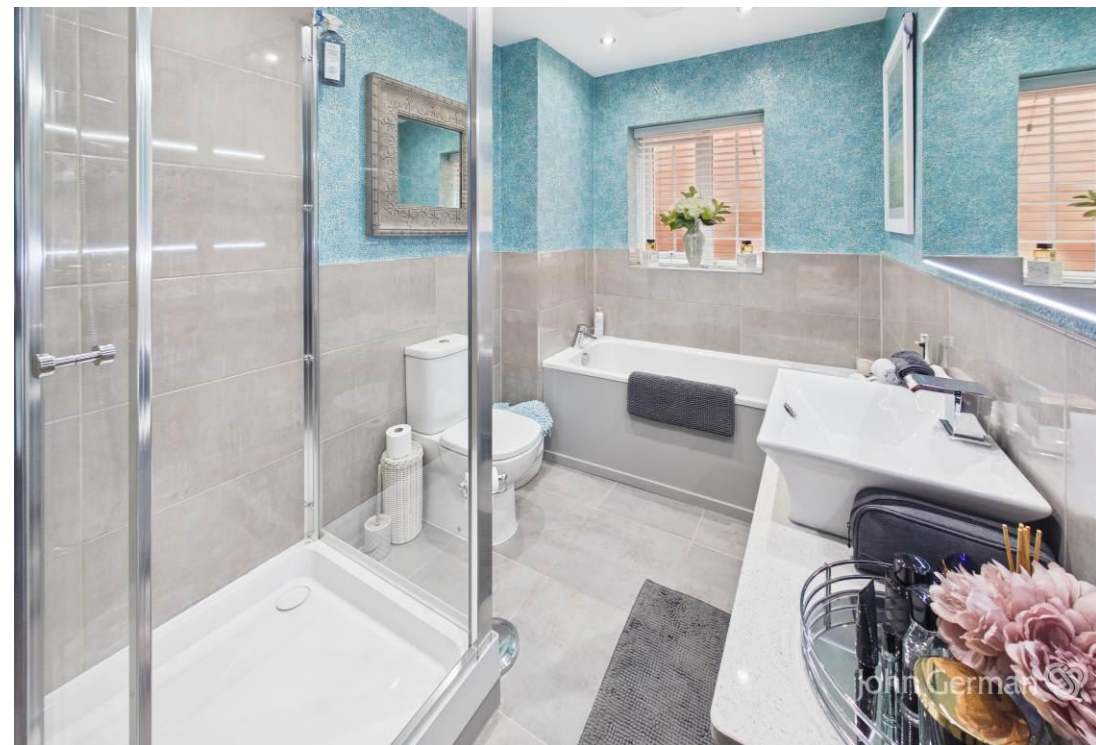




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Ground Floor

Approximate total area⁽¹⁾

219.5 m²

2363 ft²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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Referral Fees

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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